

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

DEC 2 1993

UNIVERSITY OF CALIFORNIA

**CITY OF POMONA
LAND USE ELEMENT
DRAFT 1989**

LAND USE ELEMENT

INTRODUCTION

The land use element represents the City's intention for the physical development of it's environment and the orderly and well-balanced distribution of land uses throughout the City. This physical development and land use distribution are influenced by the natural environment, social and economic factors and trends, existing land uses and circulation patterns, issues and opportunities.

GOALS OF THE LAND USE ELEMENT

Goal for the Human Needs

To establish relationships between land uses that meet basic human needs, are efficient and harmonious, and balance costs and revenues over time.

Objectives

A specific objective of the City shall be to improve the quality of life for existing and future residents of Pomona by providing a basis for judging whether private development proposals and public projects are in harmony with the goals and policies of the community.

A specific objective of the City is to guarantee equal housing opportunities that encourage home ownership and promotes pride in their home and neighborhood.

Goal for an Economic Base

To develop and maintain a stable, diversified range of industrial and commercial uses to enhance the economic base of the community.

Objectives

It shall be a specific objective of the City to establish a commercial center concept to provide convenience shopping to the City's residents and to attract prospective customers from surrounding cities.

A specific objective of the City will be to capture freeway-related traffic for commercial uses by Pomona's access and exposure to Southern California freeway systems.

10/10/10

The first of the three main parts of the report is a description of the current situation in the world. This is followed by a discussion of the main issues facing the world today. The final part of the report is a series of recommendations for the future.

10/10/10

10/10/10

The second of the three main parts of the report is a discussion of the main issues facing the world today. This is followed by a series of recommendations for the future.

The third of the three main parts of the report is a series of recommendations for the future. This is followed by a series of recommendations for the future.

The fourth of the three main parts of the report is a series of recommendations for the future. This is followed by a series of recommendations for the future.

10/10/10

The fifth of the three main parts of the report is a series of recommendations for the future. This is followed by a series of recommendations for the future.

The sixth of the three main parts of the report is a series of recommendations for the future. This is followed by a series of recommendations for the future.

The seventh of the three main parts of the report is a series of recommendations for the future. This is followed by a series of recommendations for the future.

A specific objective of the City will be to encourage the expansion of existing commercial and industrial uses and attract a broad range of high-quality industrial development.

Goal for Community Identity

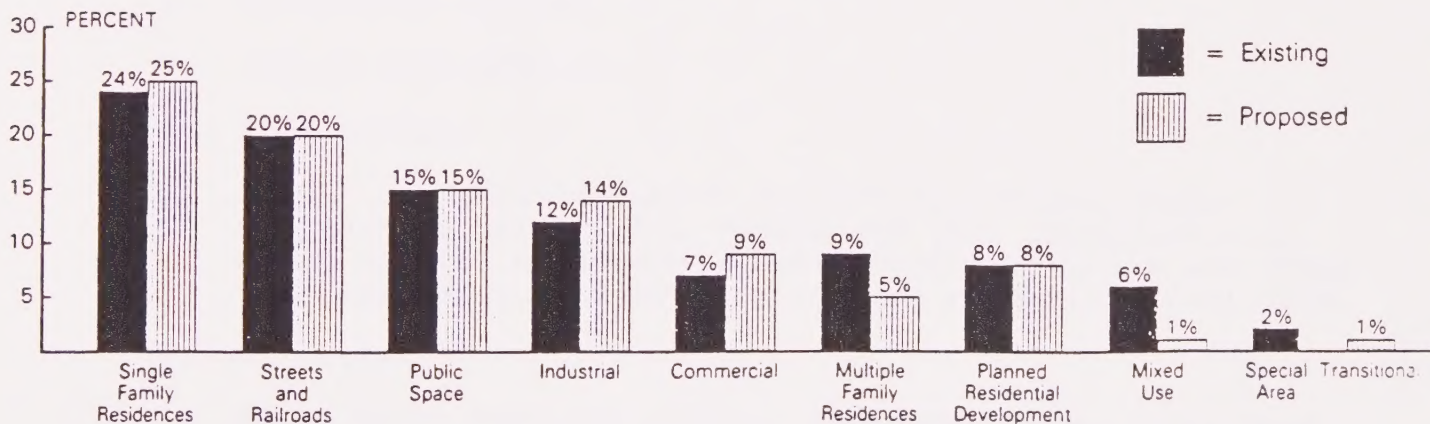
The City of Pomona's identity will depend increasingly on deliberate efforts to create and maintain stable neighborhoods, both within the community and on its boundaries.

Objective

A specific objective of the city will be to preserve many areas that have historically been single-family neighborhoods but have multiple-family zoning designations. The result should protect the integrity of these neighborhoods, many of which are historically unique in character.

LAND USE AREA GRAPH

The overall land use changes that are being considered for Pomona are graphically illustrated in the following diagram. Each land use designation is shown as a comparison between existing percentages and proposed percentages of land use acreages.



LAND USE DESIGNATIONS

This section includes an updated list of land use designations consistent with the proposed land use plan for the City of Pomona.

Through text and map, the Land Use Element establishes a pattern for Land Use and sets standards for the intensity of development and density of population for each of the designated land uses. A phasing plan is also established which serves to coordinate the timing and development of all future growth in the planning areas.

The following briefly describes the overall intent of each of the various land use categories depicted on the proposed Plan for Land Use Map. The object is to briefly describe the general character of each area rather than to list all possible uses allowed under each category.

During the implementation phase of the General Plan process appropriate zoning techniques, performance standards and development controls will be used to carry out the intent of the Plan for Land Use.

INSTITUTIONAL includes all public and quasi-public facilities such as hospitals, schools and utilities.

1. GENERAL INSTITUTIONAL, a subcategory includes hospitals, governmental facilities such as Civic Center which encompasses the City Hall Administrative offices, main police and fire station, main library, municipal and superior courts, offices of other agencies and other related uses. Land uses which support and are specifically related to the function of the primary institutional use may be permitted.
2. ELEMENTARY SCHOOLS
3. JUNIOR HIGH SCHOOLS
4. HIGH SCHOOLS
5. PUBLIC UNIVERSITIES which include California State Polytechnic University, Pomona and it's inclusion area which consist of housing, commercial facilities and other uses related to the University such as agricultural land.
6. Utilities
7. SOLID WASTE FACILITY applies to Spadra, a sanitary land fill controlled and operated by Los Angeles County.
8. FAIRGROUNDS applies to the large recreational facility known as the Los Angeles County Fairgrounds, owned and operated by the Los Angeles County to serve the needs of residents of Pomona and surrounding areas.

OPEN SPACE applies to certain non-urbanized public and private land and certain public facilities.

1. GENERAL OPEN SPACE defines certain public and quasi-public areas not designated for any other development or

The first part of the report, the "Introduction", sets out the purpose of the study and the scope of the work. It also discusses the importance of the study and the need for a comprehensive review of the literature in this area.

The second part of the report, the "Literature Review", provides a detailed overview of the existing research on the topic. It identifies the key findings of previous studies and highlights the gaps in the current knowledge.

The third part of the report, the "Methodology", describes the research methods used in the study. It includes a discussion of the data sources, the sampling strategy, and the statistical techniques employed.

The fourth part of the report, the "Results", presents the findings of the study. It includes a detailed analysis of the data and a discussion of the implications of the results.

The fifth part of the report, the "Conclusion", summarizes the main findings of the study and provides recommendations for future research. It also discusses the limitations of the study and the need for further investigation in this area.

1. The first part of the report, the "Introduction", sets out the purpose of the study and the scope of the work. It also discusses the importance of the study and the need for a comprehensive review of the literature in this area.
2. The second part of the report, the "Literature Review", provides a detailed overview of the existing research on the topic. It identifies the key findings of previous studies and highlights the gaps in the current knowledge.
3. The third part of the report, the "Methodology", describes the research methods used in the study. It includes a discussion of the data sources, the sampling strategy, and the statistical techniques employed.
4. The fourth part of the report, the "Results", presents the findings of the study. It includes a detailed analysis of the data and a discussion of the implications of the results.
5. The fifth part of the report, the "Conclusion", summarizes the main findings of the study and provides recommendations for future research. It also discusses the limitations of the study and the need for further investigation in this area.

The final part of the report, the "References", lists the sources of the information used in the study. It includes a comprehensive list of the books, articles, and other materials consulted.

The report is written in a clear and concise style, and it is well organized and easy to read. It provides a valuable overview of the current state of research on the topic and is a useful resource for anyone interested in this area.

other open space uses, including hiking, equestrian, bicycle trails, and scenic areas.

2. COMMUNITY/NEIGHBORHOOD PARKS

Community parks are designed to serve neighborhoods with a service radius of 3 miles and neighborhood parks with a service radius of 1/2 miles.

3. WILDLIFE HABITAT/PRESERVE includes areas identified as having significant wildlife population and no encroachment by development. Also included are those areas where ecological systems exist and must be protected from urbanization.

4. GOLF COURSE includes both public and private golf courses and those uses normally associated to the function of a golf course, such as pro shops, restaurant and retail sales.

5. CEMETERY includes cemeteries, mortuaries, chapels, and other uses which are directly associated to the function of the principal use including caretaker facilities.

SINGLE FAMILY RESIDENTIAL includes viable residential areas now predominantly characterized by a single family life style which are intended to remain at existing densities. The maximum density permitted shall be eight (8) units per gross acre.

LOW DENSITY RESIDENTIAL includes certain vacant lands and viable residential areas now partially developed with mixed residential densities but whose overall character and profile is still predominantly single family. The intent of this land use category is to preserve the residential quality of these areas by maintaining the low density profile of the neighborhood while allowing multiple family type development to occur on such a scale and with such conditions that it does not destroy the overall low density character of the area. In Low Density Residential areas new development at greater than single family densities is encouraged adjacent to main traffic arteries where accessibility is greatest. The maximum density permitted shall be nine to fifteen (9-15) units per gross acre.

1725 ² MULTIPLE FAMILY RESIDENTIAL includes all existing large consolidated areas of predominantly multiple family residential which are to be preserved and establishes additional areas where such development would be desirable in the future. Medium Density Residential is also appropriate in Mixed Use Districts (see below) under proper development controls which assure its compatibility with adjacent uses. The intent of the land use category is to confine relatively high intensity residential uses to the perimeters of lower density neighborhoods and along major traffic corridors. The maximum density permitted shall be thirty units per gross acre.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) includes Phillips Ranch and all residential districts of the City which are intended for future residential growth. The intent of the PRD designation is to provide for the comprehensive planning and flexibility of design of residential acreage for the expressed purposes of:

1) creating greater proportions of open space; 2) encouraging a greater variety of dwelling types than would otherwise be possible through the application of normal zoning practices. The maximum density permitted shall be six units per gross acre except in Phillips Ranch area where a total maximum number of units has been established.

TRANSITIONAL RESIDENTIAL is an added land use category which applies to areas where it has been determined necessary for the rehabilitation of existing housing or the recycling to the highest and best use of housing that is no longer suitable for its present use. In order for development to occur within these areas, a specific area plan or neighborhood plan must be created and approved to ensure efficient, orderly and attractive development.

CONVENIENCE COMMERCIAL includes shopping centers and small groupings of neighborhood business which offer goods and services for the daily convenience needs of adjacent residential areas. It is the intent of this use category to control the number and size of these convenience shopping areas depending on the purchasing power available for the support of those types of stores that are permitted in this category.

GENERAL COMMERCIAL includes all retail business areas in strip developments and major retail centers of more than neighborhood significance. The intent of this land use category is to provide major trading areas in the City. Proposed uses would include commercial, office and professional; however, since the General Commercial category is very broad, the real issue here does not concern the specific types of uses allowed, but the way in which these uses relate to their surroundings (i.e., streets, adjacent uses, architectural character). Development standards for these commercial areas, especially strip development, will vary from one area to another and will address specific issues and opportunities found within each different district.

MIXED USE areas include lands within the central core area and lands adjacent to the high activity nodes centered around Garey Avenue, Foothill Boulevard and Mission Blvd. These areas, especially the downtown are recognized as currently serving a multiplicity of needs in the community from housing to commercial recreation. It is the intent of this land use category to affirm the positive aspects of the mixed-use nature of these areas and to provide for the continued expansion of commercial, certain light industrial, office, professional, residential and recreational uses within these high-activity nodes. Because of the mixing of land uses, great care must be taken to assure compatibility of adjacent uses and all uses within the district. A variety of planning and zoning techniques, such as specific area

plans will be used to assure maximum development potential in the Mixed Use areas.

OFFICE PROFESSIONAL establishes areas predominantly for the development of an integrated medical, administrative and professional district. Multiple-family residential is allowed to medium density within the Central Office Professional District where Mixed Use has been designated. Commercial establishments are encouraged when they are directly related to the professional services offered in the area.

INDUSTRIAL PARK establishes areas along the Bonita Avenue Corridor and the area at the intersection of San Bernardino/Orange Freeways for light and clean industries. The intent of this land use designation is to provide for the development of "research and development plants", administrative office buildings and light manufacturing uses. Such developments are required to have superior site and architectural design standards to create a campus or park-like atmosphere. Development in the Industrial Park Districts would be regulated by specific development standards and by specific permitted, conditionally permitted and acceptable uses.

GENERAL MANUFACTURING includes the remainder of the lands designated for industrial uses. Types of industries permitted in the General Manufacturing District include general manufacturing, processing and assembly activities. Uses must be environmentally clean and cannot produce fumes, odor, dust, smoke, gas or vibrations extending beyond its boundaries. Development in this District would be regulated by specific development standards and by specific permitted, conditionally permitted, and acceptable uses.

The following land use categories have been added or deleted, expanded or redefined to combine other use categories that have been discontinued.

OPEN SPACE - expanded and redefined

INSTITUTIONAL - added

TRANSITIONAL RESIDENTIAL - added

SPECIAL AREA RESIDENTIAL - deleted

RESIDENTIAL BUSINESS - deleted

FREEWAY - deleted



8051149121

prints will be made in black ink on white paper. The prints will be made in black ink on white paper. The prints will be made in black ink on white paper.

THE UNIVERSITY OF CALIFORNIA, BERKELEY, CALIFORNIA 94720-1380
 DEPARTMENT OF CHEMISTRY
 1285 YUKON DRIVE
 BERKELEY, CALIFORNIA 94720-1380
 TEL: (415) 845-5100
 FAX: (415) 845-5100
 E-MAIL: chem@uclink.berkeley.edu

THE UNIVERSITY OF CALIFORNIA, BERKELEY, CALIFORNIA 94720-1380
 DEPARTMENT OF CHEMISTRY
 1285 YUKON DRIVE
 BERKELEY, CALIFORNIA 94720-1380
 TEL: (415) 845-5100
 FAX: (415) 845-5100
 E-MAIL: chem@uclink.berkeley.edu

THE UNIVERSITY OF CALIFORNIA, BERKELEY, CALIFORNIA 94720-1380
 DEPARTMENT OF CHEMISTRY
 1285 YUKON DRIVE
 BERKELEY, CALIFORNIA 94720-1380
 TEL: (415) 845-5100
 FAX: (415) 845-5100
 E-MAIL: chem@uclink.berkeley.edu

THE UNIVERSITY OF CALIFORNIA, BERKELEY, CALIFORNIA 94720-1380
 DEPARTMENT OF CHEMISTRY
 1285 YUKON DRIVE
 BERKELEY, CALIFORNIA 94720-1380
 TEL: (415) 845-5100
 FAX: (415) 845-5100
 E-MAIL: chem@uclink.berkeley.edu

THIS BOOK IS RESERVED FOR THE UNIVERSITY OF CALIFORNIA

UNIVERSITY OF CALIFORNIA - BERKELEY

UNIVERSITY OF CALIFORNIA - BERKELEY

UNIVERSITY OF CALIFORNIA - BERKELEY

UNIVERSITY OF CALIFORNIA - BERKELEY

UNIVERSITY OF CALIFORNIA - BERKELEY